082.0	0005	0003.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 1,142,000 / 1,142,000
					USE VALUE: 1,142,000 / 1,142,000
					ASSESSED: 1,142,000 / 1,142,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
22		LENNON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MINSON RYAN T & JULIA
Owner 2:	
Owner 3:	
Street 1:	22 LENNON ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	24 EPPING STREET LLC -
Owner 2:	-
Street 1:	41 KATIE WAY
Twn/City:	TEWKSBURY
St/Prov:	MA Cntry:
Postal:	01876

NARRATIVE DESCRIPTION

This parcel contains 9,187 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1930, having primarily Vinyl Exterior and 2950 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 2 Bdrms.
Victor Lepore dod

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	7	Steep
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9187.000	655,100		486,900	1,142,000
Total Card	0.211	655,100		486,900	1,142,000
Total Parcel	0.211	655,100		486,900	1,142,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 387.12 | /Parcel: 387.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 51455
GIS Ref
GIS Ref
Insp Date 08/09/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 082.0-0005-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	655,200	0	9,187.	486,900	1,142,100	1,142,100	Year End Roll	12/18/2019
2019	101	FV	479,900	0	9,187.	480,000	959,900	959,900	Year End Roll	1/3/2019
2018	101	FV	495,100	0	9,187.	368,700	863,800	863,800	Year End Roll	12/20/2017
2017	101	FV	495,100	0	9,187.	347,800	842,900	842,900	Year End Roll	1/3/2017
2016	101	FV	495,100	0	9,187.	320,000	815,100	815,100	Year End	1/4/2016
2015	101	FV	442,900	0	9,187.	299,100	742,000	742,000	Year End Roll	12/11/2014
2014	101	FV	404,800	0	9,187.	275,500	680,300	680,300	Year End Roll	12/16/2013
2013	101	FV	168,900	0	9,187.	275,500	444,400	444,400		12/13/2012

!6712!

PRINT

Date	Time
12/10/20	21:26:22

LAST REV

Date	Time
08/30/18	15:15:57
apro	
6712	

USER DEFINED

Prior Id # 1:	51455
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
24 EPPING STREE	62122-506		6/27/2013		865,000	No	No		
LEPORE VICTOR R	60058-190		9/21/2012	Estate/Div	325,000	No	No		
LEPORE VICTOR R	41927-345		2/2/2004	Family		No	No		Anita Lepore dod 11/21/10
	7346-270		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/11/2017	1630	Wood Dec	65,000	C				
5/11/2015	2014	Porch	5,850		8/11/2015			Remove/replace fro
3/10/2015	220	Add Bath	13,500					
10/16/2012	1324	Addition	175,000	C				
2/24/2012	160	Manual	5,000	C				4-5 ft retaining w

ACTIVITY INFORMATION

Date	Result	By	Name
8/9/2018	MEAS&NOTICE	BS	Barbara S
5/26/2015	Permit Insp	PC	PHIL C
7/29/2013	Measured	JBS	JOHN S
4/24/2013	Info Fm Prmt	EMK	Ellen K
11/18/2008	Meas/Inspect	336	PATRIOT
2/9/2000	Inspected	276	PATRIOT
1/14/2000	Mailer Sent		
1/14/2000	Measured	276	PATRIOT
8/4/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9187		Sq. Ft.	Site		0	70.	0.76	6									486,928						486,900	

Total AC/HA: 0.21090 | Total SF/SM: 9187 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 486,928 | Spl Credit | Total: 486,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	5 - Mansard		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	3 - Electric		
Heat Type:	13 - Radiant Elec		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.06403780
Const Adj.:	0.97980797
Adj $ / SQ:	130.319
Other Features:	129000
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	686650
Depreciation:	31586
Depreciated Total:	655064

COMMENTS

LEDGE IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	5	BRs:	2	Baths:	2	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

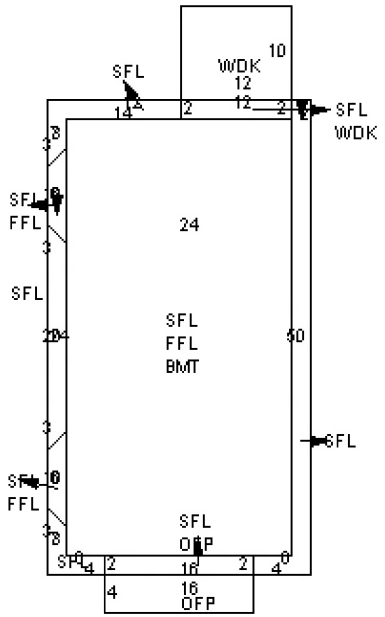
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	173.32
Special Features:	0	Val/Su Net:	181.77
Final Total:	655100	Val/Su SzAd	258.32

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,400	130.320	182,447
FFL	First Floor	1,136	130.320	148,042
BMT	Basement	828	62.550	51,794
WDK	Deck	144	12.680	1,826
OFP	Open Porch	96	33.010	3,169

Net Sketched Area:	3,604			Total:	387,278
Size Ad	2536	Gross Are	3880	FinArea	2950

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	75	GFB	50	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

082.0-0005-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: